

Minutes for Big Thompson Creek HOA meeting on Monday,
November 15, 2010 at Trinity Lutheran Church

The meeting was called to order at 7:03 p.m. by Michael Stewart the 2010 president of the BTC HOA.

Introductions of 2010 board members: Chad Scribner(vice president), Jen Katz (treasurer), and Nicole Peterson (secretary).

Introduction of Andrew Loudon (Baylor & Evnen) as legal representation of the BTC HOA board of directors.

Accomplishments

Nicole read off a list of the BTC board of directors accomplishments for the year: planting of trees along north bike trail, moving sign to entrance at Caavy road, garage sale, enforcing covenant violations, sidewalk finished on Exbury road.

Questions arose from property owners residing on Chatsworth Lane in regards to fence along Yankee Hill road.

Property owner states that the fence along Yankee Hill road is the wrong side facing in. **The fence is correct.**

Andrew suggested getting a list of property owner's along Yankee Hill and requesting the developer to compensate property owners who already have fences prior to the

development of this new fence.

A list of property owners names & addresses was collected.

Question in regards to drainage system off of 59th & Yankee Hill. Andrew addresses this issue. "Does anyone think this would cause flooding in your basement?"

Several Property owners discuss sump pump & drainage tiles and concerns about the new development being constructed to the east of south 61st.

Andrew suggests "Olsen & Associates" to come out and look over drainage system. You would need a study to say this was not done correctly from an engineer in order to proceed with a lawsuit.

Andrew suggests appointing a chair for the drainage & water issues. **A list of property owner's names & addresses with drainage concerns is collected.**

Berm beautification question from property owner. The 2010 board has already received one bid for berm beautification, and because of winter fast approaching did not pursue this issue. The 2011 board will have to obtain bids for berm beautification. A berm committee is strongly suggested by the 2010 board of directors.

Jen Katz(treasurer) gave the financial statements to all

present homeowners. There were minimal questions. A motion to approve the 2010 financial statements was called. It was approved unanimously.

Waiver of fees \$75 for future board members.

Andrew states this is common practice for HOA boards.

Approved motion to waive fees for future HOA BTC board members.

Motion to waive 2011 HOA dues for current BTC board of directors is approved.

The following 2010 BTC board of directors will have the annual \$75 HOA dues waived for 2011. This is retroactive for the 2010 HOA dues as no dues were waived for board members.

Michael Stewart (president)

Chad Scribner (vice president)

Jen Katz (treasurer)

Nicole Peterson (secretary)

Covenant Amendments:

Amendments need to be more cut & dry. Andrew states that restrictive covenants are "good language" for the developer. However, talked about property owners developing new amendments.

Reelection of Officers/ Election of New Officers:

All members of the current 2010 BTC board of directors have resigned due to various personal reasons.

The following 5 property owners were elected to serve as the 2011 BTC board of directors:

Kim Peacock
Theresa Lassek
Steve Hovland
Kevin Farrell
Linda Jewson

Andrew suggested staggering the terms. (2) 3 year terms, (2) 2 year terms, (1) 1 year term. This will improve continuity.

The new officers will meet the first part of December 2010 with the current 2010 BTC board of directors for an overview of duties/responsibilities.

Michael opened the floor for questions:

Open Forum:

Questions concerning property owners neighbor who is breaking zoning violations by having a multi-family dwelling, work related vehicles parked in the street continuously, and owners operating several small businesses out of their homes.

Michael called the meeting to a close at 8:24 p.m.

